

Notice of Intent to Adopt a Mitigated Negative Declaration/Notice of Availability

Notice is Hereby Given: The City of Tulare is the lead agency on the below-described project and has prepared a Mitigated Negative Declaration for the Cordeniz Residential Development Project. The complete project description, location and the potential environmental effects are contained in the Mitigated Negative Declaration. All environmental impacts were determined to be less than significant with the incorporation of mitigation measures.

Project Title: Cordeniz Residential Development Project

Project Location: The Cordeniz Residential Development Project is to be located on the northwest corner of East Cartmill Avenue and De La Vina Street in unincorporated Tulare County, California (APN #149-060-037).

Project Description: The Cordeniz Residential Development Project proposes to construct a 144-lot subdivision on approximately 38 acres of undeveloped land (Figure 2-4). The development would include single story homes of 3 to 4 bedrooms ranging in size from 1,200 to 2,500 square feet with the associated road and utility improvements. The Project site will be annexed into the City and will be pre-zoned to a zoning designation consistent with the existing General Plan designation of Low Density Residential. Approval of a Tentative Tract Map is also required for the development of the Project.

Document Availability and Public Review Timeline: Due to the time limits mandated by State law, your comments on the Mitigated Negative Declaration must be sent at the earliest possible date *but not later than 30 days* after receipt of this notice. The review period for the Mitigated Negative Declaration will be from March 15, 2022 to April 15, 2022. Copies of the Mitigated Negative Declaration can be reviewed at the City of Tulare, 411 E. Kern Ave., Tulare, CA 93274.

Please send your written comments to Steven Sopp, Senior Planner, by email to ssopp@tulare.ca.gov or by mail to City of Tulare Planning Division, 411 E. Kern Ave., Tulare, CA 93274. Please provide the name for a contact person in your agency or organization.

Planning Commission Consideration: The City of Tulare Planning Commission intends to consider the Mitigated Negative Declaration on:

Date: April 25, 2022
Time: at or after 7:00 p.m.
Location: City of Tulare City Council Chambers
491 N. M Street
Tulare, CA 93274